

Overlook at the Cedars (aka Meadowmont-Murray Hill)

Developer's Narrative

May 20, 2024

Background Summary;

- This project was previously approved as Murray Hill Condominiums SUP April 26, 2010.
- A ZCP was granted August 31, 2015 and Phases 1 & 2 of 4 have been constructed to date.
- The site has been prepared for Phases 3 & 4.
- This application proposes a change to the building design and slight adjustments to the building footprint.

Natural Features of the Site;

- The site slopes from west to east and towards the north.
- There is no RCD on the site.
- The site is not within any flood hazard area or Jordan Buffer zone.
- The site was excavated and prepped for Phases 3 & 4 under the previously approved SUP.
- There are existing pines on the UNC Wellness site within the area of the Transit Easement.
- There are no plans for further development of that corridor.
- The site drains to the south pursuant to the approved storm drainage and erosion control plans that were approved and remain in place.

Access and Circulation;

- The site is proposed to be accessed from Meadowmont Lane at the existing median break that was constructed by the developer for this purpose.
- Garage parking is proposed as previously approved for Murray Hill.
- There is no increase in the traffic impact over what was previously approved.

Arrangement and Orientation of the Buildings;

- The buildings are oriented towards Meadowmont Lane in keeping with the previously approved SUP and the existing adjoining condos.
- The grade steps up to the 2nd level at the rear (west facing units)

Natural Vegetation and Landscaping;

- All previously existing vegetation was removed per the previously approved plans to accommodate the proposed buildings and structured parking.
- Existing street trees along Meadowmont Lane are proposed to remain except as may be required for aerial fire apparatus access. In the event any street trees must be removed they will be replaced with smaller species acceptable to the TCH Fire Marshall.

Impact on neighboring properties;

- No adverse impacts to adjacent properties are anticipated;
- A reduced footprint over the previously approved SUP results in additional open space both to the north of the site as well as to the adjoining condos.

Erosion, Sediment and Stormwater Control;

- Plans were approved for the storm drainage and erosion control and partially constructed for phases 1 & 2 of Murray Hill. These plans remain in place and may be modified to accommodate the proposed changes to the plan.

Affordable Housing Proposal, for proposed rezoning or inclusionary zoning;

- The affordable housing requirement has been met for Meadowmont on a project wide basis with the development of Rosemary Place and the Greenway Condos.

Description of how the proposal follows the Comprehensive Plan. Including but not limited to:

- **Complete Community Strategy** – where to direct growth
 - Being an internal site within Meadowmont, the site was previously approved and zoned R-5-C for the proposed use. This is the last site in Meadowmont to be developed and was previously approved for the proposed use. This project promotes the complete community strategy by providing additional housing in a horizontally mixed-use area where residents can walk to nearby retail, restaurants, grocery, and other businesses within Meadowmont Village.
- **Future Land Use Map** – appropriate uses and building height guidance
 - The subject property was designated as Office on the future land use map to capture the adjacent UNC Wellness Center and The DuBose Health Center (aka Cedars Congregate Care) in concert with residential uses. An SUP and ZCP for this site was previously approved as a residential use. The project fits within its surroundings, being adjacent to both residential and office uses. Additionally, the project fits within the approved height limits and is an approved use for R-5-C.
- **Mapped transportation features** – Everywhere to Everywhere Greenways, Mobility and Connectivity Plan, Greenways Plan, and Connected Roads Plan
 - The site is juxtaposed to Meadowmont Lane with a continuous bike lane and sidewalk that links it to Raskus School and Meadowmont Town Park to the north and Meadowmont Village to the south. The site is also in close proximity to the TCH Greenway that transects Meadowmont. Residents have easy walking and biking access to the offerings of Meadowmont Village.
- **Climate Action and Response Plan** – contributing to climate actions
 - The accessibility to the multi-modal transportation network (bike, walking, transit) gives this site a high rating as it relates to reducing automobile trips. It is in close proximity to goods and services (UNC Wellness, Meadowmont Village, The Cedars, etc.) which further enhances its attractiveness for multi-family residential uses. All buildings will be designed with energy efficiency in mind.
- **Applicable small-area plans**
 - This site does not fall within any Chapel Hill small area plans.